

2358

11

152301121/2018

DEED OF CONVEYANCE

BETWEEN

VENDOR – M/S. MEGACITY PLAZA PVT. LTD.

AND

PURCHASER – M/S. EVANIE INFRASTRUCTURE PVT. LTD.

DRAFTED BY :

**Mr. Kalipada Charan,
Advocate,
1171, Purba Sinthee Road (Fakir Ghosh Place),
Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata – 700 030.**

1128

P-0 1121/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Y 955637

31.1.18
T. 45
12400

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs
01 FEB '2018

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 31st day of January, Two Thousand and Eighteen (2018).

BETWEEN

3792
 21-01-18
 Kalipada Charan,
 Advocate,
 1171, Purba Sinthee Road,
 (Fakir Ghosh Place),
 Sagarika Apartment, Flat No.-2,
 Dum Dum, Kolkata-700 030.

M/S. M/ inco.

ডেপার্টমেন্ট
 ডিভিশন
 79 JAN 2018
 360000

Dipanjana Mukherjee



545

Megacity Plaza (P) Ltd

Dipanjana Mukherjee
Director



547

EVANIE INFRASTRUCTURE P.T. LTD.

Sourin Manna
Director



Additional District Sub-Registrar
Rajshahi, New Town, North 24-Pgs

31 JAN 2018

Identified By -
Biswajit Sankar
Law Clerk

S/O. Sou Paloram Sankar
 143, Surya Sen Nagar
 P.O - Motishkhal
 P.S - Dum Dum
 700 044

M/S. MEGACITY PLAZA PVT. LTD. (having Pan AADCM9853D), a Company incorporated under the Companies Act. 1956, having its office at Premises No. 45/15/6, Vivekananda Sarani, Post Office - Haltu, Police Station - Survey Park (formerly Purba Jadavpur), Kolkata - 700 078, District - South 24-Parganas, being represented by its Director namely SRI DIPANJAN MUKHERJEE (having Pan AIHPM2837N), son of Sri Dipak Kumar Mukherjee, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 45/15/6, Vivekananda Sarani, Post Office - Haltu, Police Station - Survey Park (formerly Purba Jadavpur), Kolkata - 700 078, District - South 24-Parganas, hereinafter called and referred to as the "VENDOR" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the ONE PART

A N D

M/S. EVANIE INFRASTRUCTURE PVT. LTD. (having Pan AAECE5886B), a Company incorporated under the Companies Act. 1956 (CIN No. U45309WB2017PTC220329), having its office at Premises No. 594/1, Dakshindari Road, "Bima Abasan", Flat No. E2/1, First Floor, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas, being represented by its Director namely SRI SOUMEN MANA (having Pan CKAPM8296A), son of Sri Tapan Mana, by faith - Hindu, by nationality - Indian, by occupation - Service, residing at Village - Talberia Ghunghuni Patna, Post Office - Lowada, Police Station - Debra, District - Paschim Medinipur, Pin - 721 136, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the OTHER PART.

WHEREAS one Smt. Bhagyabala Mandal, wife of Sri Banamali Mandal of Tona, Post Office - Machibhanga, Police Station - Kashinathpur, District - South 24 Parganas was the absolute and recorded owner of ALL THAT piece or parcel of a plot of sali and doba land containing by estimation a total area of 15.595 Decimals be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in R. S. & L. R. Dag No. 2358 (sali land measuring an area of 10.951 Decimals having 1129 share of the total land measuring an area of 97 Decimals), 2370 (doba land measuring an area of 02.376 Decimals

having 1080 share of the total land measuring an area of 22 Decimals) & 2371 (doba land measuring an area of 02.268 Decimals having 1080 share of the total land measuring an area of 21 Decimals) appertaining to L. R. Khatian No. 2256 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas free from all encumbrances whatsoever.

AND WHEREAS thereafter by virtue of a Deed of Conveyance dated 29th day of November, 2012 duly registered in the office of the Additional District Sub-Registrar at Rajarhat in Book No. 1, CD Volume No. 1, Pages 2804 to 2822, Being No. 00157 for the year 2012, the said Smt. Bhagyabala Mandal indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali and doba land containing by estimation an area of 15.595 Decimals be the same a little more or less including all easement rights and appurtanances thereto lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in R. S. & L. R. Dag No. 2358 (sali land measuring an area of 10.951 Decimals), 2370 (doba land measuring an area of 02.376 Decimals) & 2371 (doba land measuring an area of 02.268 Decimals) appertaining to L. R. Khatian No. 2256 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of the Vendor herein namely M/s. Megacity Plaza Pvt. Ltd. free from all encumbrances whatsoever.

AND WHEREAS by virtue of said purchase thus the Vendor herein the said M/s. Megacity Plaza Pvt. Ltd. became the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of the said plot of sali and doba land containing by estimation an area of 15.595 Decimals be the same a little more or less including all easement rights and appurtanances thereto lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in R. S. & L. R. Dag No. 2358 (sali land measuring an area of 10.951 Decimals), 2370 (doba land measuring an area of 02.376 Decimals) & 2371 (doba land measuring an area of 02.268 Decimals) appertaining to L. R. Khatian No. 2256 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-

Parganas particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "SAID PROPERTY" free from all encumbrances whatsoever.

AND WHEREAS while remained in absolute possession and enjoyment thereof the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase ALL THAT piece or parcel of the said plot of sali and doba land containing by estimation an area of 15.595 Decimals be the same a little more or less comprised of the said Property at or for the total consideration of Rs. 48,11,837/- (Rupees Forty Eight Lac Eleven Thousand Eight Hundred Thirty Seven) only @ Rs. 5,10,000/- per Cottah free from all encumbrances, liens, lispens, charges, attachments, claims and demands in any manner whatsoever.

AND WHEREAS at or before the execution of this Deed of Conveyance the Vendor doth hereby assure and represent to the Purchaser as follows:-

- a) THAT the Vendor has a good marketable title in respect of the said Property and every part thereof particularly mentioned and described in the Schedule hereunder written.
- b) THAT the said Property is free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions and trust whatsoever or howsoever.
- c) THAT excepting the Vendor and none else has/have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said Property or any part thereof.
- d) THAT the Vendor is legally competent to transfer the said Property and every part thereof.
- e) THAT there is no acquisition or requisition proceeding pending nor the Vendor has been served with any notice of acquisition or requisition in respect of the said Property or any part thereof.
- f) THAT no public demand of any kind whatsoever is outstanding against and/or payable by the Vendor in respect of the said Property or any part thereof.
- g) THAT the Vendor has not entered into any Agreement for Sale, Development, Lease, Tenancy or otherwise nor has created any interest or right of the Third Party into and upon the said Property or any part thereof.

- h) **THAT** the Vendor has not obtained any loan from any Bank, Private or Public Financial Institution in respect of the said Property or any part thereof.
- i) **THAT** there is no Bargadar and/or any other occupier on and upon the said Property or any part thereof in any manner whatsoever.
- j) **THAT** the said Property or any part thereof is not under any "Debutter" or "Wakf" and it is free from road alignment.
- k) **THAT** relying upon the aforesaid representations, assurances and covenants made by the Vendor herein and believing the same to be true and acting on good faith the Purchaser herein has agreed to purchase the said Property and every part thereof in fee simple or an estate equivalent thereto free from all encumbrances, liens, lispendens, charges, mortgages, attachments, acquisitions or requisitions whatsoever and howsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 48,11,837/- (Rupees Forty Eight Lac Eleven Thousand Eight Hundred Thirty Seven) only paid by the Purchaser to the Vendor at or before the execution of these presents, the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration given hereunder and of and from the same and every part thereof forever acquit, release and discharge the Purchaser, its successors-in-office and assigns and every one of them and also the said Property, the Vendor as the absolute Owner of the said Property doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser, its successors-in-office and assigns free from all encumbrances, attachments and other defects in **ALL THAT** piece or parcel of the said plot of sali and doba land containing by estimation an area of 15.595 Decimals be the same a little more or less comprised of the said Property particularly mentioned and described in the Schedule hereunder written **OR HOWSOEVER** otherwise the said Property now or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHERWITH** all trees, fences, hedges, ditches, ways, water, watercourses and benefits and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever thereto the said Property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and

remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said Property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, its successors-in-office and assigns or any person or persons from whom he or she or they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said Property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and in favour of the Purchaser, its successors-in-office and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor herein doth hereby for itself, its successors-in-office and assigns covenant with the Purchaser, its successors-in-office and assigns that notwithstanding any act, deed or thing whatsoever by the Vendor herein done or executed or knowingly suffered to the contrary the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and in favour of the Purchaser, its successors-in-office and assigns in the manner aforesaid AND THAT the Purchaser, its successors-in-office and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property and every part thereof with the absolute right to sell, mortgage, let out, lease out or transfer or otherwise alienated the said Property or any part or every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever in respect of the Vendor's title in the said Property made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons

having or lawfully or equitably claiming any estate or interest whatsoever in the said Property or any part thereof from under or in trust for it the Vendor herein shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its successors-in-office and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Property and every part thereof unto and in favour of the Purchaser, its successors-in-office and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendor, its successors-in-office and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its successors-in-office and assigns against losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereinabove contained and THIS INDENTURE FURTHER WITNESSETH that the peaceful physical possession of the said Property and every part thereof has been handed over by the Vendor unto and in favour of the Purchaser herein simultaneously upon execution of this Deed of Conveyance free from all encumbrances in any manner whatsoever.

THE SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece or parcel of a plot of sali and doba land containing by estimation an area of 15.595 Decimals be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Hudaait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in R. S. & L. R. Dag No. 2358 (sali land measuring an area of 10.951 Decimals), 2370 (doba land measuring an area of 02.376 Decimals) & 2371 (doba land measuring an area of 02.268 Decimals) appertaining to L. R. Khatfan No. 2256 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet, Additional District Sub-Registration Office at Rajarhat (formerly Bidhannagar, Salt Lake City) in the District of North 24-Parganas and the said Property is more clearly delineated with RED border line in the sketch Map or Plan annexed hereto and butted and bounded in the manner as follows :-

A N D

The said part or portion of R. S. & L. R. Dag No. 2358 is butted and bounded in the manner as follows :-

- ON THE NORTH : By R. S. & L. R. Dag No. 2357;
ON THE SOUTH : By R. S. & L. R. Dag No. 2359;
ON THE EAST : By part of R. S. & L. R. Dag No. 2358;
ON THE WEST : By part of R. S. & L. R. Dag No. 2358
(previous purchased land).

A N D

The said part or portion of R. S. & L. R. Dag No. 2370 is butted and bounded in the manner as follows :-

- ON THE NORTH : By part of R. S. & L. R. Dag No. 2370
(previous purchased land);
ON THE SOUTH : By R. S. & L. R. Dag No. 2372;
ON THE EAST : By R. S. & L. R. Dag No. 2371;
ON THE WEST : By part of R. S. & L. R. Dag No. 2370.

A N D

The said part or portion of R. S. & L. R. Dag No. 2371 is butted and bounded in the manner as follows :-

- ON THE NORTH : By part of R. S. & L. R. Dag No. 2371
(previous purchased land);
ON THE SOUTH : By R. S. & L. R. Dag No. 2372 and part of
R. S. & L. R. Dag No. 2371;
ON THE EAST : By part of R. S. & L. R. Dag No. 2371 and
R. S. & L. R. Dag No. 2439;
ON THE WEST : By R. S. & L. R. Dag No. 2370 and part of
R. S. & L. R. Dag No. 2371.

The said Property is not adjacent to any Metal Road.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendor at Kolkata

In the presence of :-

1. Kalipada Choudhury
Advocate

2. Biswajit Sarkar
Law clerk
143, Susya Sen Nagar
Kol-74

Megacity Plaza (P) Ltd

Bipanjay Mukherjee
Director
Signature of the Vendor

SIGNED, SEALED AND DELIVERED

by the Purchaser at Kolkata

in the presence of :-

1. Kalipada Choudhury
Advocate

2. Biswajit Sarkar
Law Clerk

Soumen Mani
Signature of the Purchaser

Signature of the Purchaser

RECEIPT



RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 48,11,837/- (Rupees Forty Eight Lac Eleven Thousand Eight Hundred Thirty Seven) only as full and final consideration money under these presents as per Memo given hereunder :-

MEMO OF CONSIDERATION

- | | |
|--|-----------------|
| (1) By Cheque No. 000089 dated 22.09.2017,
drawn on HDFC Bank, Lake Town Branch. | Rs. 5,00,000/- |
| (2) By Cheque No. 000373, dated 10.01.2018,
drawn on HDFC Bank, Lake Town Branch. | Rs. 40,00,000/- |
| (3) By Cheque No. 000403 dated 31.01.2018,
drawn on HDFC Bank, Lake Town Branch. | Rs. 3,11,837/- |

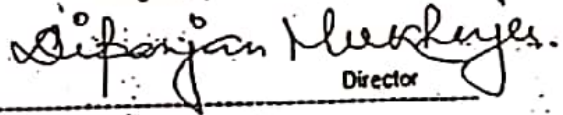
Total :-
Rs. 48,11,837/-
.....

(Rupees Forty Eight Lac Eleven Thousand Eight Hundred Thirty Seven Only)

WITNESSES :

1. Kalipada Charan
Advocate
2. Biswajit Sarkar
Law Clerk

Megacity Plaza (P) Ltd


Director

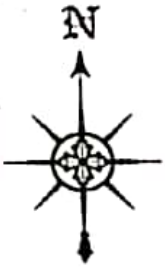
Signature of the Vendor

Drafted by :-

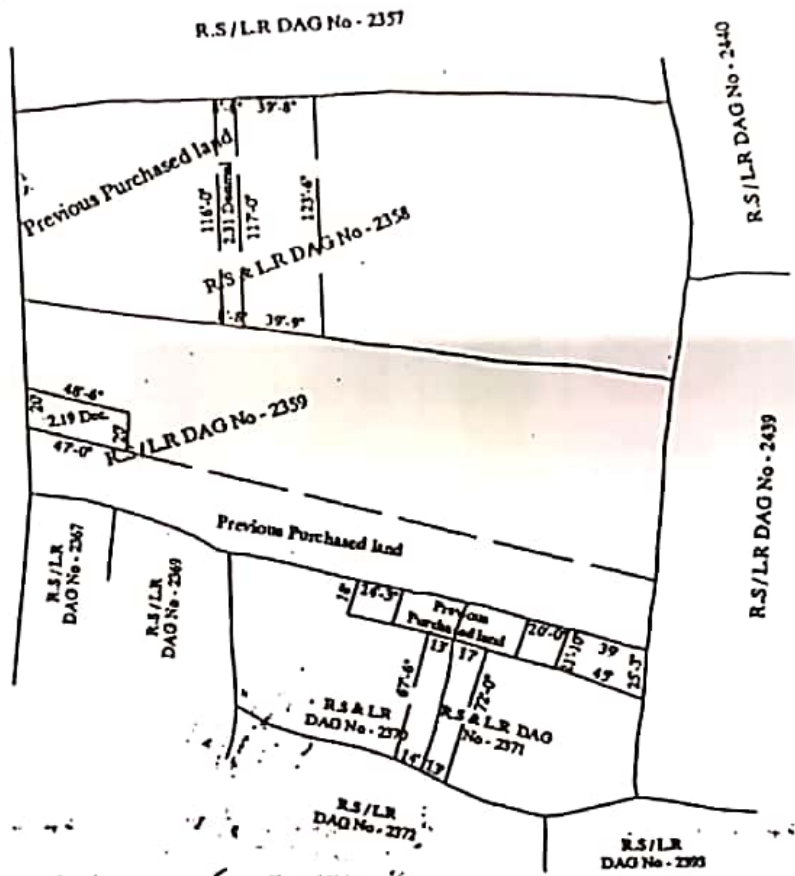
Kalipada Charan
(Kalipada Charan),
Advocate,
Erl. No. WB/881/86,
1171, Purba Sinthee Road,
(Fakir Ghosh Place),
Sagarika Apartment,
Flat No. 2, Dum Dum,
Kolkata - 700 030,
(Sealdah Court).

**SITE PLAN FOR PART OF R.S & L.R DAG No.- 2358 , 2370 & 2371.
 L.R KHATIAN NO. - 2256. IN FAVOUR OF M/S. EVANIE
 INFRASTRUCTURE PVT. LTD. AT MOUZA - HUDARAIT, J.L.No. - 54,
 UNDER CHANDPUR GRAM PANCHAYET.P.S.- RAJARHAT,
 DIST.- NORTH 24 PARGANAS.**

NB:- The Site plan have drawn according to R.S Map, Schedule Area of land - 15.595 Decimal. Not to be scale.



SHEET NO. - 2.



Reference:-

LR KHATIAN NO.	R.S & L.R DAG NO.	NATURE OF LAND.	TOTAL AREA OF LAND.	PROPOSED AREA SA PER ROR.
2256	2358	SALI	97 Decimal	10.951 Decimal
	2370	DOBA	Decimal	02.376 Decimal
	2371	DOBA	Decimal	02.268 Decimal
TOTAL SCHEDULE AREA				15.595 Decimal

Soumer Maus.

Megacity Plaza (P) Ltd
[Signature]
 Director
 Signature of Vendor.

[Signature]
 19/01/2018.
Md.Ketab Ali
 Civil Draughtsman & Surveyor
 Regd.No. 001092 & 888498.
 Signature of Planner

TEN FINGER PRINT



Sifanjan Hussain
Sifanjan Hussain

Little	Ring	Middle	Fore	Thumb
Left Hand				
Thumb	Fore	Middle	Ring	Little
Right Hand				



Soumen Maia
Soumen Maia

Little	Ring	Middle	Fore	Thumb
Left Hand				
Thumb	Fore	Middle	Ring	Little
Right Hand				

Little	Ring	Middle	Fore	Thumb
Left Hand				
Thumb	Fore	Middle	Ring	Little
Right Hand				

शुद्ध दिवाली

INCOME TAX DEPARTMENT

MEGA CITY PLAZA PVT LTD

21/02/1997

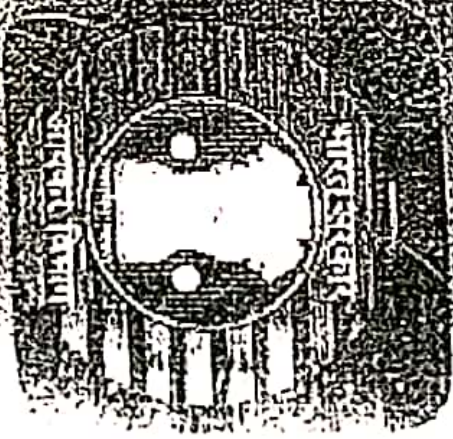
Permanent Account Number

AAADGM9853D

Signature

शुद्ध शुद्ध

GOVT OF INDIA



आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

DIPANJAN MUKHERJEE
DIPAK MUKHERJEE

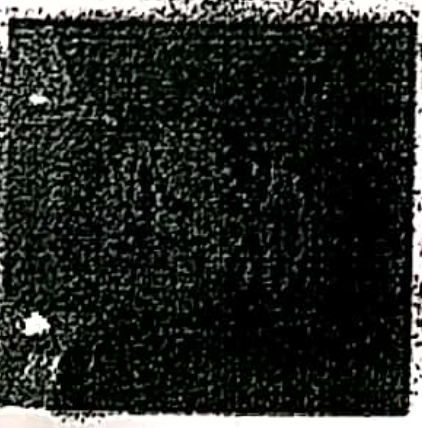
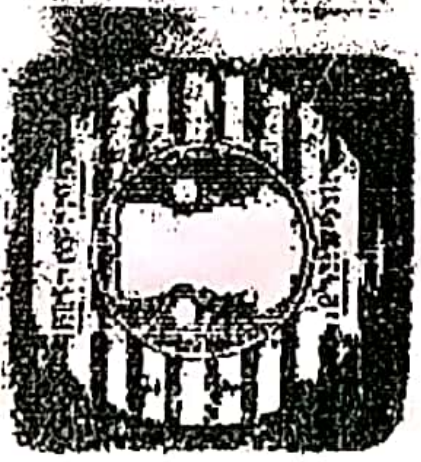
26/02/1980

Permanent Account Number

AHHPM2837N

Dipankar Mukherjee

Signature



भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

EMM3725660



निर्वाचक नाम : मोती लाल शर्मा

Elector's Name : Motilal Sharma

पिता का नाम : श्री. राजेश कुमार शर्मा

Father's Name : Shri. Rajesh Kumar Sharma

लिंग/लिंग : पुरुष/M

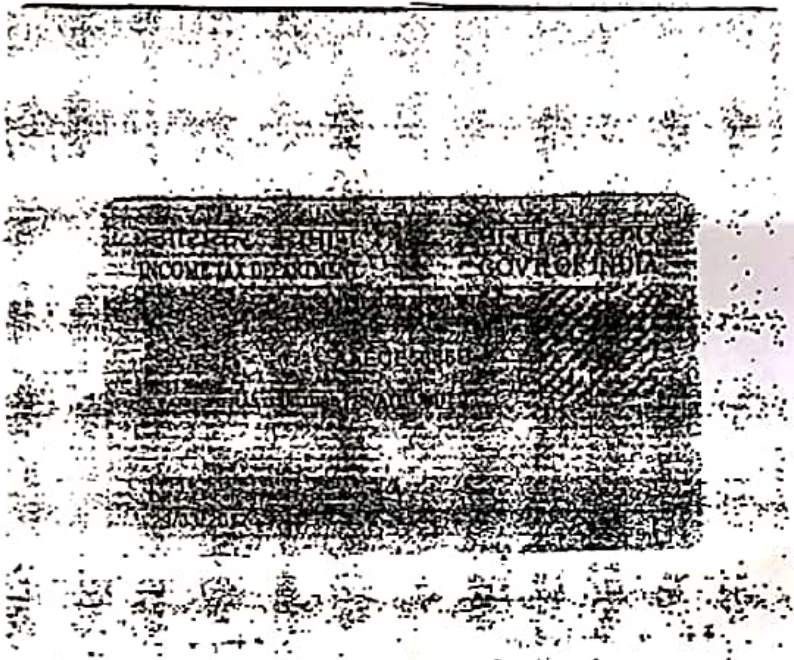
जन्म तिथि/Date of Birth : 25/07/1980

Motilal Sharma

INDIAN SURVEY

DO NOT WRITE IN THESE SPACES
Example Signature of the Electoral
Registration Officer

FOR MORE INFORMATION
PLEASE CONTACT THE
ELECTION COMMISSION
INDIAN SURVEY
AND TO OBTAIN THE
CARD



EVAMIE INFRASTRUCTURE PVT. LTD.

Soumen Maurya

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOURMEN MANA

TAPAN MANA

09/06/1991

Permanent Account Number

CKAPM6296A

Sourmen Mana

Signature



21122013

Sourmen Mana

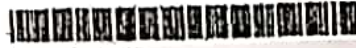


ভারত সরকার
Government of India

অধিকাঙ্কীয় আইডি / Enrollment No.: 1058/25002/10747

To
Soumen Manj
পৌসেন মন্ডা
S/O: Tapan Mana
TALBERIA GHUNGHUNI PATNA
Talberya Ghopphuri Patna
Lowada, Paschim Medinipur
West Bengal - 721138

1430/2014



KL868234916FT
86823491



আসনার সংখ্যা / Your No.:

5800 3264 4634

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

পৌসেন মন্ডা
Soumen Manj
পিতা: তপন মন্ডা
Father: TAPAN MANA



www.192DOE: 0208/1981
পুং / Male

5800 3264 4634

- সাধারণ মানুষের অধিকার



Soumen Manj



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of Identity, not of citizenship.
- To establish Identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় পরিচয় প্রমাণ

Address: S/O: Tapan Mana,
TALBERIA GHUNOHUNI
PATNA, Talbarya Ghunohuni,
Patna, Paschim Medinipur,
Lowada, West Bengal,
721136


Tapan Mana

5800 3264 4634

1947
1820 200 1947

help@uidai.gov.in

www.uidai.gov.in

 ARI BENGAL PROGRESSIVE LAWYERS AND TYPIST WELFARE ASSOCIATION <small>GRUPO NO 12/001 ST. G. D. H. COLLEGE CAMPUS 3, Tollygunge Road, Kolkata - 700 014</small>	
NAME	IDENTITY CARD
SEX OF ADDRESS	BISWAS SARKAR
	BAJAJ SARKAR
	100 SURAJ SEN ROAD
	SCHEME BUNGLOU M.
	MOTIHEEL 2/PCS WEST
	BENGAL KOLKATA 700002
DATE OF BIRTH	15/11/1977
EDUC.	B.A.
WORKING PLACE	SENIOR CRIMINAL COURT
DATE OF ISSUE	10/11/2016
	<i>[Signature]</i> Secretary of the Association

Biswasjit Sarkar

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-016502776-1
GRN Date: 31/01/2018 13:30:07
BRN: IK00LRYA00
Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 31/01/2018 13:30:39

DEPOSITOR'S DETAILS

Id No. : 15230000124009/4/2018
(Query No./Query Year)

Name : KALIPADA CHARAN
Contact No. : Mobile No. : +91 9831263617
E-mail : kpcharanadv@gmail.com
Address : 1171 Purba Sintheo Road KOLKATA - 700 031
Applicant Name : Mr Kalipada Charan
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	15230000124009/4/2018	Property Registration - Stamp duty	0030-02-103-003-02	288630
2	15230000124009/4/2018	Property Registration - Registration Fees	0030-03-104-001-16	48132
3	15230000124009/4/2018	Mutation/Conversion - Receipt	0029-00-800-028-27	624

Total

337386

In Words : Rupees Three Lakh Thirty Seven Thousand Three Hundred Eighty Six only

Major Information of the Deed

Deed No :	I-1523-01121/2018	Date of Registration	01/02/2018
Query No / Year	1523-0000124009/2018	Office where deed is registered	
Query Date	25/01/2018 5:55:48 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kalipada Charan 1171, Purba Sinthee Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9831263617, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 48,11,837/-	Rs. 48,11,837/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,88,730/- (Article:23)	Rs. 48,132/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-2358	LR-2256	Bastu	Shali	10.951 Dec	33,78,931/-	33,78,931/-	
L2	LR-2370	LR-2256	Doba	Doba	2.376 Dec	7,33,115/-	7,33,115/-	
L3	LR-2371	LR-2256	Doba	Doba	2.268 Dec	6,99,791/-	6,99,791/-	
		TOTAL :			15.595Dec	48,11,837 /-	48,11,837 /-	
		Grand Total :			15.595Dec	48,11,837 /-	48,11,837 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MEGACITY PLAZA PVT LTD 45/15/6, Vivekananda Sarani,, P.O:- Haltu, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700078 , PAN No.:: AADCM9853D, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	EVANIE INFRASTRUCTURE PRIVATE LIMITED 594/1,DakshindariRoad,"BimaAbasan",First Floor, Flat No: E2/1, P.O:- Sreebhumi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700048 , PAN No.:: AAECE5886B, Status :Organization, Executed by: Representative

Major Information of the Deed - I-1523-01121/2018-01/02/2018

01/02/2018 5:55:48 PM I-1523-0000124009 / 2018 Deed No 1 152301121 / 2018 Document is digitally signed

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Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri DIPANJAN MUKHERJEE (Presentant) Son of Shri Dipak Kumar Mukherjee 45/15/6, Vivekananda Sarani,, P.O:- Haltu, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIHPM2837N Status : Representative, Representative of : MEGACITY PLAZA PVT LTD (as Director)
2	Shri SOUMEN MANA Son of Shri Tapan Mana Village – Talberia Ghunghuni Patna, P.O:- Lowada, P.S:- Debra, District:- Paschim Midnapore, West Bengal, India, PIN - 721136, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: CKAPM8296A Status : Representative, Representative of : EVANIE INFRASTRUCTURE PRIVATE LIMITED (as Director)

Identifier Details :

Name & address	
Biswajit Sarkar Son of Balaram Sarkar 143, Surya Sen Nagar, P.O:- Motijheel, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri DIPANJAN MUKHERJEE, Shri SOUMEN MANA	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MEGACITY PLAZA PVT LTD	EVANIE INFRASTRUCTURE PRIVATE LIMITED-10.951 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	MEGACITY PLAZA PVT LTD	EVANIE INFRASTRUCTURE PRIVATE LIMITED-2.376 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	MEGACITY PLAZA PVT LTD	EVANIE INFRASTRUCTURE PRIVATE LIMITED-2.268 Dec

Major Information of the Deed .- I-1523-01121/2018-01/02/2018

And Details as per Land Record

District North 24-Parganas, P.S.- Rajarhat, Gram Panchayat. CHANDPUR, Mouza: Hudarait

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 2358(Corresponding RS Plot No:- 2358), LR Khatian No:- 2256	Owner: ডাঃ বাবুল মন্ডল, Gurdian: বনমালী, Address: টোনা, মাধিডাঙা, কাশীনাথপুর, Classification: শাপি, Area: 0.11000000 Acro,
L2	LR Plot No:- 2370(Corresponding RS Plot No:- 2370), LR Khatian No:- 2256	Owner: ডাঃ বাবুল মন্ডল, Gurdian: বনমালী, Address: টোনা, মাধিডাঙা, কাশীনাথপুর, Classification: ডোবা, Area: 0.03000000 Acro,
L3	LR Plot No:- 2371(Corresponding RS Plot No:- 2371), LR Khatian No:- 2256	Owner: ডাঃ বাবুল মন্ডল, Gurdian: বনমালী, Address: টোনা, মাধিডাঙা, কাশীনাথপুর, Classification: ডোবা, Area: 0.03000000 Acro,

Endorsement For Deed Number : I - 152301121 / 2018

On 31-01-2018

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 19.45 hrs on 31-01-2018, at the Private residence by Shri DIPANJAN MUKHERJEE .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 48,11,837/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) (Representation)

Execution is admitted on 31-01-2018 by Shri DIPANJAN MUKHERJEE, Director, MEGACITY PLAZA PVT LTD (Private Limited Company), 45/15/6, Vivekananda Sarani,, P.O:- Haltu, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Identified by Biswajit Sarkar, . . Son of Balaram Sarkar, 143, Surya Sen Nagar, P.O: Motijheel, Thana: Dum Dum, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

Execution is admitted on 31-01-2018 by Shri SOUMEN MANA, Director, EVANIE INFRASTRUCTURE PRIVATE LIMITED (Private Limited Company), 594/1,Dakshindani Road,"Bima Abasan", First Floor, Flat No: E2/1, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048

Identified by Biswajit Sarkar, . . Son of Balaram Sarkar, 143, Surya Sen Nagar, P.O: Motijheel, Thana: Dum Dum, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

Shri

Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 01-02-2018

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Major Information of the Deed - I-1523-01121/2018-01/02/2018

2018 Deed No. I - 152301121 / 2018 Document is digitally signed

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Payment of Fees

Certified that required Registration Fees payable for this document is Rs 48,132/- (A(1) = Rs 48,118/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 48,132/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2018 1:30PM with Govt. Ref. No: 192017180165027761 on 31-01-2018, Amount Rs. 48,132/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00LRYAO0 on 31-01-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,88,730/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 2,88,630/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3792, Amount: Rs.100/-, Date of Purchase: 24/01/2018, Vendor name: R Pal
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2018 1:30PM with Govt. Ref. No: 192017180165027761 on 31-01-2018, Amount Rs: 2,88,630/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00LRYAO0 on 31-01-2018, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Major Information of the Deed - I-1523-01121/2018-01/02/2018

I-1523-01121/2018-01/02/2018 Deed No 1 152301121/2018 Document is digitally signed

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Registered in Book - I
Volume number 1523-2018, Page from 51771 to 51797
being No 152301121 for the year 2018.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.02.09 17:40:34 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 02/09/2018 5:40:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

DATED THE 3rd DAY OF January , 2018

DEED OF CONVEYANCE

BETWEEN

VENDOR – M/S. MEGACITY PLAZA PVT. LTD.

AND

PURCHASER – M/S. EVANIE INFRASTRUCTURE PVT. LTD.

DRAFTED BY :

Mr. Kalipada Charan,
Advocate,
1171, Purba Sinthee Road (Fakir Ghosh Place),
Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata – 700 030.